

## 10.0 NORTH PEAK DISTRICT

### 10.1 Introduction

The North Peak District is located in the northernmost portion of the City. The North Central Sphere District and the Lake Elsinore Hills District form most of the North Peak District's western and southern borders. Riverside County is located to the northwest, north, and east of the North Peak District.

*"The North Peak District contains several historical mines and ranching sites, but most of the area remains pristine with limited opportunities to build and develop."*

The North Peak District is located at the foothills of the San Jacinto Mountains and reflects three basic topographical conditions. The southern areas adjacent to State Highway 74 consist of gently rolling hills and small valleys. The central areas contain an enclosed valley. The northern areas primarily contain relatively flatter topography surrounded by rolling hillsides.

Several historic mining locations and historic ranching and homesteading sites lie within the North Peak District, but most of the area remains pristine. The landscape and character of the area may soon change as a result of proposed development. The future master planned communities within the North Peak Specific Plan encompass a large share of the North Peak District's acreage in the central and northern areas. The North Peak Specific Plan was originally adopted by the City in 1992. An amendment was subsequently submitted and adopted in 1999. City-adopted specific plans establish the standards and development criteria for all areas within their boundaries. The goals and policies contained within this North Peak District Plan reflect the general intentions of the amended specific plan. The main focus of the North Peak District will be to provide a healthy balance between the proposed master planned community and the surrounding topography.

### 10.2 Description

The North Peak District encompasses approximately 2,295 acres. The overwhelming majority of the North Peak District's acreage is comprised of rolling hills, steep slopes, and open space areas. Nearly half of the acreage is designated as open space in the MSHCP, which would ultimately limit the built-out environment. Only a few isolated single-family residential uses are located to the north and south. State Highway 74 forms a portion of the North Peak District's southern border and is the area's most significant roadway. El Toro Road, which runs in a north-south direction along the western border of the North Peak District, is the primary connection to Interstate-15 via Nichols Road to the southwest.

Uses within the adjacent North Central Sphere District to the west and Lake Elsinore Hills District to the south include low-density residential uses with a limited amount of supporting

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uses which are primarily located along State Highway 74. Uses to the north within Riverside County are similar to those of neighboring districts.

## 10.3 Land Use

### 10.3.1 Unique Attributes

The North Peak District contains a very limited built environment and a varied terrain. The area provides several opportunities for new housing while conserving areas that are environmentally sensitive. 970 acres within the North Peak Specific Plan have either been dedicated to the Riverside Conservation Authority for open space conservation or left as natural open space in its land use plan.

### 10.3.2 Planned Land Use

Most of the North Peak District contains a series of steep slopes, valleys, hillsides, and open space areas with very limited development opportunities. As such, residential and recreational land uses have been designated to reflect the amended specific plan while maintaining a healthy balance with the area’s sensitive habitats and varied terrain. Recreational and residential uses have been designated in the lower lying and flatter portions of the North Peak District located in the central and northern areas. A limited amount of commercial uses are located along State Highway 74 to the south.

Almost half of the North Peak District, approximately forty-nine (49) percent (49%) of the total acreage, is open space. This percentage includes the 970 acres within the North Peak Specific Plan. Most of the remaining acreage is roughly distributed between residential and recreational uses. Table NP-T1 below summarizes the distribution of land-use designations within the North Peak District. Chapter 2.0, Section 2.3 of the General Plan defines each land-use designation in terms of allowable uses and density and intensity standards. Figure NP-1 illustrates the distribution and location of the land use designations.

**Table NP-T1. Distribution of Land Uses – North Peak District**

<b>General Plan Land Use Designation</b>	<b>No. of Acres</b>	<b>Percentage of Total Land Area</b>
General Commercial	24.8	1.08%
Hillside Residential	336.1	14.65%
Open Space	147.7	6.44%
Specific Plan	1,786.0	78%
<b>Total</b>	<b>2,294.6</b>	<b>100.00%</b>



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### 10.3.3 Overall District Goal and Policies

**Goal 1** The primary goal of the North Peak District is to support a master planned community, strengthen community identity, and preserve hillsides; ensure quality of development by establishing and maintaining an orderly land use pattern that maintains a healthy balance with the area’s natural features; and protect and preserve sensitive natural habitat and prominent natural features using the MSHCP and open space conservation tools.

Policies

- NP 1.1 Through the project and CEQA processes protect and preserve sensitive natural habitat and prominent natural features using the MSHCP and open space conservation tools.
- NP 1.2 Through the project and CEQA processes establish a mix of housing types, community services, and recreational facilities.
- NP 1.3 Protect natural slopes in highly visible areas.
- NP 1.4 Through the project and CEQA processes cluster residential development around recreational facilities and District open space areas.

Implementation Program The City shall support the development of the North Peak Specific Plan, which provides guidelines and a framework for an orderly land use pattern that preserves natural features and habitats of the District. Through the project and CEQA processes, the City shall encourage community identity and quality development.

Agency/Department Community Development Department

## 10.4 Urban Design

The future design of the North Peak District will be heavily influenced by the amended specific plan, which includes a mixture of residential uses, supporting recreational amenities, open space areas, and a golf course. It will be important to protect view corridors of the area’s canyons and hillsides while establishing ties between residential uses and recreational facilities, open space areas,



Woods Valley

and conserved lands. Land use designations and locations have been established in the approved North Peak Specific Plan.

## 10.4.1 Goal and Policies

**Goal 2** Support the amended specific plan and ensure that it is harmonious with the surrounding environment through sensitivity to site characteristics, existing landforms, topography, vegetation, and MSHCP conservation areas.

### Policies

- NP 2.1 Through the project and CEQA processes encourage adequate buffers between the golf course, residential uses, recreational facilities, open space areas, and conserved lands.
- NP 2.2 Protect the natural topography.
- NP 2.3 Through the project and CEQA processes require drainage plans to utilize natural features, washes, and ravines where possible. These areas should be integrated into the recreation and open space systems where possible.
- NP 2.4 Use native vegetation and approved plant palate where possible throughout the amended specific plan.
- NP 2.5 Preserve the natural terrain and include indigenous plants in the landscape design of the golf course development.

Implementation Program The City shall support the development of the North Peak Specific Plan, which provides guidelines and a framework for an orderly land use pattern that preserves natural features and habitats of the District. Through the project and CEQA processes, the City shall encourage community identity and quality development.

Agency/Department Community Development Department

## 10.5 Transportation/Circulation

Existing circulation is limited and most of the area is currently not accessible. Surrounding roadways providing access to the North Peak District include State Highway 74 and El Toro Road. State Highway 74, the City's main east/west route, generally runs northeast to southwest along a small portion of the southern border. El Toro Road, which runs in a north-south direction along the western border of the North Peak District, is the primary access to and from the North Peak District. It is currently a narrow, unpaved County of

*"Existing circulation is limited and most of the area is currently not accessible."*

Riverside roadway. El Toro Road is referred to as Nichols Road when it reaches the City's limits to the southwest. Access to and from the North Peak District will need to be improved significantly to sustain development pursuant to the amended specific plan.

The circulation element identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways and pedestrian trails. The bikeways and pedestrian trails are intended to provide access between the residential neighborhood and the surrounding recreational activities and to connect to neighboring districts.

## 10.5.1 Goal and Policy

**Goal 3** Develop a circulation system with adequate access to all areas within the amended specific plan that minimizes adverse impacts to sensitive land uses and environmental areas.

### Policy

NP 3.1 Through the project and CEQA processes require Nichols Road/El Toro Road as the primary access route to serve the northern area of the North Peak District.

Implementation Program The City shall support the development of the North Peak Specific Plan and its circulation system that provides access throughout the Plan while minimizing adverse impacts to open space areas.

Agency/Department Engineering Department

## 10.6 Historic Preservation

The largest concentrations of historic mine locations within the City and Sphere of Influence are located within the North Peak, Meadowbrook, and Lake Elsinore Hills Districts. Four (4) historic mine locations are situated in the North Peak District's central and south central areas. In addition, the North Peak District also includes three historic ranching and homesteading sites within its central and northern regions.

Two historic mine locations have been identified in the northern and northeastern areas within the Meadowbrook District to the east. Principal among these is the Good Hope Mine, which was established in the late 19th century. The Good Hope Mine produced one third of the total value of gold extracted in Southern California, and helped spur a wave of immigration to the area during the late 19th century. The Lake Elsinore Hills District to the south contains one (1) historic mine location situated in close proximity to its northern boundary.

## 10.6.1 Goal and Policies

**Goal 4** Encourage the preservation and promotion of the historic mine locations, historic ranching and homesteading sites within the North Peak District.

### Policies

NP 4.1 Support programs that promote educational awareness of the historic mining and ranching activities, and homesteading sites, and the location of a tourist information center in the area.

NP 4.2 Through the project and CEQA processes observe an open space/parking buffer for new development in the vicinity of the historic mine locations.

Implementation Program The City shall support efforts to recognize the significance of historic sites in the District, and shall encourage project designs that buffer new development near historic sites.

Agency/Department Community Development Department

## 10.7 Parks and Recreation

The overwhelming majority of the North Peak District is comprised of rolling hills, steep slopes, open space areas, and no existing recreational facilities exist. However, the North Peak Community Park is a planned recreational area located in the central portions of the North Peak District and would contain 18 acres of future parkland. Two (2) three-acre parks and two (2) six-acre parks are identified for future development as well. In addition, the amended specific plan calls for development of a golf course.

A future community center, Rosetta Canyon Community Center within a park facility partially completed, Rosetta Canyon Community Park, are within close proximity to the southern border of the North Peak District. If funding becomes available, the Rosetta Canyon Community Center would contain a recreational center. The Rosetta Canyon Community Park contains a fire station, two tennis courts with lighting, two basketball courts with lighting, restrooms, picnic areas, tot lot, dog park, and parking area. Phase 2 of Rosetta Canyon Park will include a four-field baseball/softball complex, and additional tennis courts, along with the community center

### 10.7.1 Goal and Policy

**Goal 5** Provide a strong visual and recreational element within the amended specific plan.

#### Policies

NP 5.1 Through the project and CEQA processes provide both active and passive recreation opportunities for residents and visitors to North Peak that are compatible with its topography and natural amenities.

NP 5.2 Through the project and CEQA processes maintain the urban wildland interface for the developed areas and the dedicated MSHCP conservation areas.

Implementation Program The City shall support development design that provides a strong visual focus, recreational opportunities for District residents and visitors, and effective urban interface with conservation areas.

Agency/Department Parks & Recreation and Community Development Departments

## 10.8 Meadowbrook Community

*Section added by Revisions Adopted by the City Council on August 27, 2013*

The Meadowbrook community is located immediately east of the North Peak District. Areas to the southwest and partially to the south of the community consist of recent single family residential developments and the remaining areas to the west, north, east, and south generally consist of either similar rural residential or vacant hillside areas. The community consists of approximately 1,621.26 acres located on either side of State Highway 74 between the City and Sphere of Influence of Lake Elsinore and the City of Perris Sphere of Influence further to the north on State Highway 74. The topography in the community is relatively flat generally sloping downward to the south and east along State Highway 74, with some isolated areas with steep slopes and where it transitions to the surrounding hillsides to the north, west, and southeast that generally border the community. The community would generally be categorized as a “Legacy Community” which is a geographically isolated community that is inhabited and has existed for at least 50 years.

This community generally consists of rural residential land uses with lot sizes approximately 1-acre or greater. The Riverside County General Plan designates most of the property within this community for Very Low Density Residential (1 acre min. lot size) land uses. The balance of this area is designated for Rural Mountainous (10 acre min. lot size) and Commercial Retail land uses. As shown in Table NP-T2 approximately a quarter of the community area is vacant and could be developed with residential land uses. It is assumed that if this vacant property were developed as part of the City of Lake Elsinore that the City’s Hillside Residential land use designation would be most appropriate to apply to the properties.

**Table NP-T2. Meadowbrook Community Vacant Land Development Potential**

Land Use Designations	Development Assumption (du/ac)	Vacant Land (net acres)	Potential Dwelling Units
Hillside Residential	0.2	435.15	87
<b>Totals</b>		<b>435.15</b>	<b>87</b>

### 10.8.1 Existing Infrastructure/Service Conditions

The community is located within the service area of Elsinore Valley Municipal Water District (EVMWD) and according to EVMWD’s Water Distribution System Master Plan and Wastewater Master Plan currently receives water service from EVMWD, but no sewer service. Wastewater is instead treated through individual septic systems. Water service is provided via a series of pipes that stretch into the community originating from the Meadowbrook pump station near State Highway 74 at the southwest corner of the community and continues along State Highway 74. Water pipes branch off at Hammack Avenue, Peach Street, and Kimes Lane to serve the western portion of the community and at Beryl Street, Maize Avenue, Richard Street, and Eugene Street to serve the eastern portion of the community and branch out further that serve most of the properties within the community.

Flood control services are provided by the Riverside County Flood Control and Water Conservation District (RCFCWCD). No RCFCWCD facilities are located within the community. Drainage consists of sheet flow across properties, or is located within natural drainage courses, or within paved or unpaved road areas.

Fire protection services are provided by Riverside County Fire Department (RCFD). RCFD has response time goals of seven (7) minutes for urban land uses and eleven (11) minutes for rural land uses. The community is located closest to Station 97 (Rosetta Canyon), approximately one mile to the southwest, and Station 60 (Canyon Lake), approximately two to three miles away to the southeast. These stations would generally meet the department’s urban and rural response time goals.

### 10.8.2 Analysis of Infrastructure/Service Needs and Deficiencies

Due to the existing and planned low development intensities, the area functions with low levels of infrastructure and services. Major expansions of infrastructure and services do not appear warranted to serve this community. Pursuant to EVMWD’s Wastewater Master Plan, no plans are indicated for expansion of sewer service for those areas currently not served. The community is not located within any adopted Area Drainage Plan or Master Drainage Plan, which would indicate no substantial regional flood control infrastructure in the area are planned. Although connected via State Highway 74 to the City of Lake Elsinore, the community is somewhat isolated due to the surrounding terrain to the west and south. This terrain likely limits the feasibility to connecting to EVMWD sewer facilities. The community

previously was included in the City's sphere of influence, but was removed due to community residents' desires to disassociate with the City as well as the difficulty for the City to provide services and the area not being particularly important to long-term planning efforts.

No substantial flooding concerns are apparent within the community. Additional flood control infrastructure beyond that already constructed likely would occur associated with development within the community on a project and site basis. If broader flood control measures are deemed appropriate and necessary, RCFCWCD would address the planning and engineering for such improvements in coordination with the City of Lake Elsinore and any development that may be occurring within the community.

Fire protection services will continue to be provided to the community through existing stations and adherence to response time goals. Additional stations to serve the City of Lake Elsinore and the community may be deemed necessary in the future based on growth.

### 10.8.3 Potential Funding Mechanisms

If infrastructure/services did need to be funded, expansion of sewer service could be funded through an assessment district, which would be contingent on approval of property owners to be assessed fair share fees. Alternative or complementary funding could be through the City's general fund or possibly available federal, state, or regional based infrastructure grants. Flood control expansion could be funded through assessment districts, area/master drainage plan fees or possibly available federal, state, or regional based infrastructure grants as well. Additional fire stations, equipment, and personnel could be funded through a combination of development impact fees and taxes.

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